PW ENVIRONMENTAL

June 23, 2005

Ms. Diane Wahl
County of Ventura
Environmental Health Division,
LUFT Program
800 South Victoria Avenue
Ventura CA 93009-1730

Subject: Bauer and Collins Property
1140 South Wells Road, Saticoy
EHD Site #C01033
QUARTERLY MONITORING REPORT
(Quarter Ending June 30, 2005)

Dear Ms. Wahl:

PW Environmental (PW) prepared this Quarterly Monitoring Report for the property located at 1140 South Wells Road, Saticoy, on behalf Mr. John Bauer and Ms. Patti Collins, responsible parties (RP). Quarterly monitoring services were provided in compliance with the County of Ventura Environmental Health Division, Leaking Underground Fuel Tank Program letters dated October 4, 2002, and March 30, 2004. PW conducted this quarterly monitoring event on April 19, 2005. The work included measuring depth to water, calculating groundwater elevations, purging, and sampling four of four site wells (MW1 through MW4). The samples, a duplicate sample and a trip blank were submitted for analysis to a State-certified laboratory. The following report presents the work performed and the findings.

PW trusts this report addresses your current requirements. Please contact the undersigned if you have questions or comments regarding this report.

Respectfully submitted,

PW ENVIRONMENTAL

Therese McCarthy-Watson
Project Scientist

Erik D. Feldman
Staff Scientist

Robert C. Orlando, RG #4555
Senior Geologist

REGISTERED GEOLOGIST
ROBERT C. ORLANDO
No 4555
STATE OF CALIFORNIA

cc: Mr. John Bauer, RP
Ms. Patti Collins, RP
Mr. Dan Ortiz, Property Owner

230 DOVE COURT ▪ SANTA PAULA, CALIFORNIA 93060 ▪ LIC. 457640
(805) 656-4677 ▪ (805) 525-5563 ▪ (800) 231-4677 ▪ FAX (805) 525-2896
http://www.pwenvironmental.com • Email: info@pwenvironmental.com

QUARTERLY MONITORING REPORT
QUARTER ENDING JUNE 30, 2005

BAUER AND COLLINS PROPERTY
1140 SOUTH WELLS ROAD, SATICOY, CALIFORNIA
EHD SITE #C01033

1.0 WORK PERFORMED

On April 19, 2005, PW Environmental (PW) conducted monitoring and sampling of four of four site wells (MW1 through MW4). A duplicate groundwater sample was collected from well MW3R. The groundwater samples and a laboratory-supplied trip blank were submitted for analysis under Chain-of-Custody protocols to Positive Lab Service of Los Angeles.

2.0 CURRENT SITE ACTIVITIES

The County of Ventura Environmental Health Division (EHD), Leaking Underground Fuel Tank Program issued a letter dated January 8, 2004, notifying the responsible party that the site was to be evaluated for low-risk closure eligibility. However, in a subsequent letter dated March 30, 2004, EHD directed that corrective action be performed in the source area to remove the residual hydrocarbon mass in the soil to be further protective of groundwater and of the nearby public supply wells located down-gradient of the source area. In response, PW initiated remedial excavation activities at the site on September 10, 2004, following the abandonment of monitoring well MW3 on August 26, 2004. The work performed was conducted in accordance with PW's *Corrective Action Plan*, dated May 24, 2004, approved by EHD, with conditions, in their letter dated June 21, 2004. Remedial excavation activities were completed on December 9, 2004, and the findings were presented in PW's *Remedial Excavation Report,* dated January 25, 2005. PW completed two groundwater monitoring events (fourth quarter 2004 and first quarter 2005) following remedial activities at the site. Based on the findings presented in PW's *Quarterly Monitoring Report* for the quarter ending March 31, 2005, dated April 15, 2005, PW recommended that the site be considered for low-risk closure. A response from EHD is pending. Site description and background are presented in Appendix A.

3.0 FINDINGS

Well survey, hydrologic, and Global Positioning System location data obtained for the wells are presented in Table 1. Historical groundwater elevation and flow data are presented in Table 2. Laboratory analytical results for the groundwater samples collected for this event are summarized in Table 3. Historical laboratory analytical results for the site wells are presented along with the measured groundwater elevations in Table 4. Field methods, site background, and groundwater sampling protocol are presented in Appendix A. A data graph of historical groundwater elevations is in Appendix B. The Monitoring Well Field Data sheet and laboratory analytical results for the samples collected for this event are presented in Appendix C. A site

location map is presented in Figure 1. The groundwater elevation map is presented in Figure 2. A benzene isoconcentration map is presented in Figure 3. A discussion of the groundwater conditions observed during the fieldwork and the laboratory analytical results for the groundwater samples is presented.

3.1 GROUNDWATER CONDITIONS

For this quarterly event, the measured depth to groundwater at the site ranged from 3.62 (MW1) to 5.15 (MW2) feet below the top of the well casing. Groundwater elevations calculated for the wells were between 150.67 (MW2) and 152.33 (MW1) feet above mean sea level. Historical groundwater elevations are shown in Graph 1 of Appendix B.

3.2 LABORATORY ANALYTICAL RESULTS

Submitted laboratory samples were analyzed as presented in paragraph 13 of Groundwater Sampling Protocols (Appendix A). The laboratory analytical results indicate that concentrations of toluene, total xylenes, and tertiary butyl alcohol (tBA) exceeding the Method Detection Limits employed by the laboratory were reported in select samples collected from the site wells. Of these, the tBA concentrations reported in well MW3R exceeded the State Maximum Contaminant Levels for Drinking Water.

Contaminant graphs for total petroleum hydrocarbon as gasoline and benzene are presented in Graphs 2 and 3 of Appendix B.

4.0 DISCUSSION

Comparison of the water level measurements for this event, with those measured during the previous event, indicate that the groundwater elevation under the site fell between 0.32 (MW1) and 2.95 (MW2) feet. Due to anomalous elevation data, the gradient was not calculated for this event but is projected to the southeast, based on measurements during this period last year.

Comparison of the laboratory analytical results reported for samples collected for this event are presented.

- In well MW1, located **up gradient** from the former underground storage tank (UST), concentrations of benzene, toluene, and total xylenes, decreased.
- In well MW2, located **cross gradient** from the former UST, concentrations of toluene and total xylenes, decreased.
- In well MW3R, located **down gradient** from the former UST, concentrations of toluene, total xylenes, and tBA increased.

- In well MW4, located **down gradient** from the former UST, concentrations of toluene increased.

5.0 RECOMENDATIONS

- PW recommends that the site be evaluated and considered for a low-risk site closure;
- Hydrogen peroxide treatment, a site polishing method, to remove residual concentrations of select contaminants in the site wells, may be warranted prior to closure.

6.0 LIMITATIONS

Project limitations are presented in Appendix D.

TABLE 1

WELL CONSTRUCTION, HYDROLOGIC, AND GPS DATA FOR APRIL 19, 2005
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033

Well Number	WELL CONSTRUCTION DATA					HYDROLOGIC DATA		GPS DATA	
	Date Installed	Total Depth (ft btc)	Casing Diameter (inches)	Screened Interval (ft btc)	Top of Casing (ft amsl)	Groundwater Depth (ft btc)	Groundwater Elevation (ft amsl)	Latitude Degrees North	Longitude Degrees West
MW1	1/21/2003	18	2	3 – 18	155.95	3.62	152.33	34.2841885	119.15082
MW2	1/21/2003	20	2	5 – 20	155.82	5.15	150.67	34.2841529	119.15082
MW3R	12/3/2004	19	2	3 – 19	155.73	3.65	152.08	34.2841266	119.15078
MW4	1/22/2003	18	2	3 – 18	156.26	4.40	151.86	34.2841324	119.15070

Geocation performed GPS location services on February 2, 2003. Survey services for all wells including MW3R were completed on December 8, 2004, by W.M. Holdings.

btc below top of casing
amsl above mean sea level

TABLE 2

HISTORICAL GROUNDWATER ELEVATION AND FLOW DATA
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033

Date of Monitoring Event	Groundwater Elevations (ft asml)				Approximate Groundwater Flow Data	
	MW1	MW2	MW3R	MW4	Gradient	Direction
01/21/03	154.65	154.19	153.58	153.82	0.040	South
04/21/03	156.32	156.09	155.29	155.19	0.040	South
07/08/03	154.85	154.09	153.36	153.92	0.050	South
10/13/03	152.06	152.15	151.56	152.07	0.025	South
01/14/04	154.42	154.01	153.24	153.56	0.075	Southwest
04/01/04	155.18	154.94	153.95	153.28	0.052	Southeast
07/02/04	153.30	152.74	151.24	152.43	0.083	South
12/22/04	152.67	152.04	150.45	151.63	0.071	South
03/02/05	152.65	153.62	153.03	152.86	nc	nc
04/19/05	152.33	150.67	152.08	151.86	nc	nc
Change	-0.32	-2.95	-0.95	-1.00		
TOS	156.16	153.96	155.87	156.48		

The top-of-casing for all wells surved with GPS by W.M. Holdings on December 8, 2004.

*	MW3 was replaced with MW3R on December 3, 2004.
amsl	above mean sea level
TOS	Top of Screen
Change	Difference in groundwater elevation from last quarterly monitoring event.
nc	not calculated due to insufficient data

TABLE 3

SUMMARY OF GROUNDWATER ANALYTICAL RESULTS FOR APRIL 19, 2005
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033

Sample ID	TPH-G	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME
MW1	<50.00	<0.50	1.44	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
MW2	<50.00	<0.50	1.63	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
MW3R	<50.00	<0.50	2.78	<0.50	0.57 J	<0.50	**13.20**	<0.50	<0.50	<0.50
MW4	<50.00	<0.50	1.81	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
DUP	na	<0.50	2.18	<0.50	<0.50	<0.50	**12.70**	<0.50	<0.50	<0.50
TB	na	<0.50	1.64	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50
MDL	**50.00**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**
MCL	**1,000.00**[a)]	**1.00**	**150.00**	**300.00**	**1,750.00**	**13.00**	**12.00**	**nl**	**nl**	**nl**

* Reported in micrograms per liter (µg/L). Results at or above the MCLs are presented in **Bold**. Samples were analyzed by EPA Test Method 8015M and 8260B

B Benzene
T Toluene
E Ethylbenzene
X Total xylenes
MtBE Methyl tertiary-butyl ether
tAME tertiary-amyl methyl ether
tBA tertiary-butyl alcohol
DIPE Di-isopropyl ether
EtBE Ethyl tertiary-butyl ether
Diss. Lead Dissolved Lead
na not analyzed
nl MDLs are not listed for this constituent
TB Trip Blank
DUP Duplicate Sample

MDL Method Detection Limits employed by the testing laboratory. The MDLs may have been raised for samples containing elevated concentrations of contaminants or insufficient sample quantity.
MCL Maximum Containment Levels for water, California Regional Water Quality Control Board, September 12, 2003.
a) No MCL listed for TPH-G. Values represent State Investigation levels.
J Estimated concentration. The results is less than the Practical Quantitation Limit but greater than the MDL.

Complete analytical results and chain of custody documentation are included in Appendix C.

TABLE 4

SUMMARY OF HISTORICAL GROUNDWATER ANALYTICAL RESULTS
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033

Sample ID	Sample Date	Ground- water Elevation	TPH-G	TPH-D	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDB	EDC	Diss. Lead
MW1	01/21/03	154.59	<20.00	<280.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.17	<0.24	<0.07
	04/21/03	156.32	<19.00	<280.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.17	<0.24	<0.07
	07/08/03	154.85	30.00 J	<280.00	<0.19	<0.16	<0.18	2.70	<0.39	<4.50	<0.47	<0.38	<0.27	<0.19	<0.37	<0.07
	10/13/03	152.06	60.00	<280.00	2.70	9.70	1.30	9.40	<0.39	<4.50	<0.47	<0.38	<0.27	<0.19	<0.37	0.10 J
	01/14/04	154.42	52.00	<440.00	3.20	8.90	1.30	6.40	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	<0.07
	04/01/04	155.18	<19.00	<440.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	0.08 J
	07/02/04	153.30	<19.00	<440.00	<0.16	0.17 J	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	0.10 J
	12/22/04	152.67	<35.00	<410.00	<0.17	0.62	<0.16	0.99 J	<0.32	<11.00	<0.27	<0.29	<0.27	na	na	na
	03/02/05	152.65	<50.00	na	3.00	6.00	<1.00	3.50	<1.00	<5.00	<1.00	<1.00	<1.00	<1.00	1.20	na
	04/19/05	152.33	<50.00	na	<0.50	1.44	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	na	na	na
	Change From Last Quarter		**nc**	**nc**	-	**-4.56**	**nc**	-	**nc**	**nc**	**nc**	**nc**	**nc**	**nc**	**nc**	**nc**
MW2	01/21/03	154.13	30.00 J	<280.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.17	<0.24	0.70
	04/21/03	156.09	<19.00	<280.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.17	<0.24	<0.07
	07/08/03	154.09	40.00 J	<280.00	<0.19	<0.16	<0.18	4.20	<0.39	<4.50	<0.47	<0.38	<0.27	<0.19	<0.37	<0.07
	10/13/03	152.15	30.00 J	<280.00	0.55	2.30	0.28 J	2.60	<0.39	<4.50	<0.47	<0.38	<0.27	<0.19	<0.37	0.10 J
	01/14/04	154.01	43.00 J	<440.00	1.80	6.00	1.10	5.10	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	<0.07
	04/01/04	154.94	<19.00	<440.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	<0.07
	07/02/04	152.74	<19.00	<440.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	0.07 J
	12/22/04	152.04	47.00 J	<410.00	1.20	5.20	0.77	7.00	<0.32	<11.00	<0.27	<0.29	<0.27	na	na	na
	03/02/05	153.62	<50.00	na	<1.00	2.40	<1.00	1.70	<1.00	<5.00	<1.00	<1.00	<1.00	<1.00	<1.00	na
	04/19/05	150.67	<50.00	na	<0.50	1.63	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	na	na	na
	Change From Last Quarter		**nc**	**nc**	**nc**	**-0.77**	**nc**	-	**nc**	**nc**	**nc**	**nc**	**nc**	**nc**	**nc**	**nc**
MDL			**50.00**	**na**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**0.50**	**na**	**na**	**na**
MCL			**1,000.00[a]**	**1,000.00[a]**	**1.00**	**150.00**	**300.00**	**1,750.00**	**13.00**	**12.00**	**nl**	**nl**	**nl**	**0.02**	**0.50**	**15.00**

TABLE 4 (continued)

SUMMARY OF HISTORICAL GROUNDWATER ANALYTICAL RESULTS
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033

Sample ID	Sample Date	Ground- water Elevation	TPH-G	TPH-D	B	T	E	X	MtBE	tBA	DIPE	EtBE	tAME	EDB	EDC	Diss. Lead
MW3	01/21/03	153.52	<20.00	<280.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.17	5.30	<0.07
	04/21/03	155.29	<19.00	<280.00	<0.19	<0.17	<0.18	<0.40	4.80	<0.17	<0.31	<3.30	<0.32	<0.28	<0.35	<0.07
	07/08/03	153.36	25.00 J	<280.00	<0.19	<0.16	<0.18	0.76 J	<0.37	<0.19	<0.39	<4.50	<0.27	<0.38	<0.47	<0.07
	10/13/03	151.56	26.00 J	<280.00	1.10	0.16	0.24 J	2.00	<0.39	<4.50	<0.47	<0.38	<0.27	<0.19	3.60	0.10 J
	01/14/04	153.24	38.00 J	<440.00	1.40	4.60	0.82	4.30	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	3.60	<0.07
	04/01/04	153.95	22.00 J	<440.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	2.20	<0.07
	07/02/04	151.24	<19.00	<440.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	4.20	<0.07
Well MW3 Abandoned on August 26, 2004																
MW3R	12/22/04	150.45	730.00	470.00 J	0.25 J	0.38 J	0.26 J	0.73 J	<0.32	50.00	<0.27	<0.29	<0.27	na	na	na
	03/02/05	153.03	<50.00	na	<1.00	<1.00	<1.00	<1.00	<1.00	<5.00	<1.00	<1.00	<1.00	<1.00	<1.00	na
	04/19/05	152.08	<50.00	na	<0.50	2.78	<0.50	0.57 J	<0.50	13.20	<0.50	<0.50	<0.50	na	na	na
	Change From Last Quarter		nc	nc	nc	+	nc	+	nc	+	nc	nc	nc	nc	nc	nc
MW4	01/21/03	153.76	<20.00	<280.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.17	<0.24	<0.07
	04/21/03	155.19	<19.00	<280.00	<0.19	<0.17	<0.18	<0.40	<0.31	<3.30	<0.35	<0.28	<0.32	<0.17	<0.24	<0.07
	07/08/03	153.92	37.00 J	<280.00	<0.19	<0.16	<0.18	3.60	<0.39	<4.50	<0.47	<0.38	<0.27	<0.19	<0.37	<0.07
	10/13/03	152.07	48.00 J	<280.00	0.97	4.10	0.60	4.90	<0.39	<4.50	<0.47	<0.38	<0.27	<0.19	<0.37	0.10 J
	01/14/04	153.56	75.00	<440.00	3.70	13.00	2.30	11.00	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	0.20 J
	04/01/04	153.28	<19.00	<440.00	<0.16	<0.14	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	0.10 J
	07/02/04	152.43	<19.00	<440.00	<0.16	0.48 J	<0.20	<0.36	<0.39	<10.00	<0.47	<0.39	<0.45	<0.15	<0.37	<0.07
	12/22/04	151.53	110.00	<410.00	8.30	28.00	3.20	25.00	<0.32	<11.00	<0.27	<0.29	<0.27	na	na	na
	03/02/05	152.86	<50.00	na	<1.00	1.10	<1.00	<1.00	<1.00	<5.00	<1.00	<1.00	<1.00	<1.00	<1.00	na
	04/19/05	151.86	<50.00	na	<0.50	1.81	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	<0.50	na	na	na
	Change From Last Quarter		nc	nc	nc	+	nc	nc	nc	nc	nc	nc	nc	nc	nc	nc
MDL			50.00	na	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	na	na	na
MCL			1,000.00 a)	1,000.00 a)	1.00	150.00	300.00	1,750.00	13.00	12.00	nl	nl	nl	0.02	0.50	15.00 b)

* Reported in micrograms per liter (µg/L). Samples were analyzed by EPA Test Method 8015M and 8260B.

MDL Method Detection Limits employed by the testing laboratory. The MDLs may have been raised for samples containing elevated concentrations of contaminants or insufficient sample quantity.

MCL Maximum Containment Levels for water, California Regional Water Quality Control Board, September 12, 2003

a) No MCL listed for TPH-G. Values represent State Investigation levels.

J Estimated concentration. The results is less than the Practical Quantitation Limit but greater than the MDL.

TPH-G Total petroleum hydrocarbons as gasoline – quantified against a gasoline standard

B Benzene

T Toluene

E Ethylbenzene

X Total xylenes

EDC 1,2-Dichloroethane

EDB 1,2 Dibromoethane

MtBE Methyl tertiary-butyl ether

tBA tertiary-butyl alcohol

tAME tertiary-amyl methyl ether

DIPE Di-isopropyl ether

EtBE Ethyl tertiary-butyl ether

Diss. Lead Dissolved lead

nd not detected at or above the MDLs used

nl MDLs are not listed for this constituent

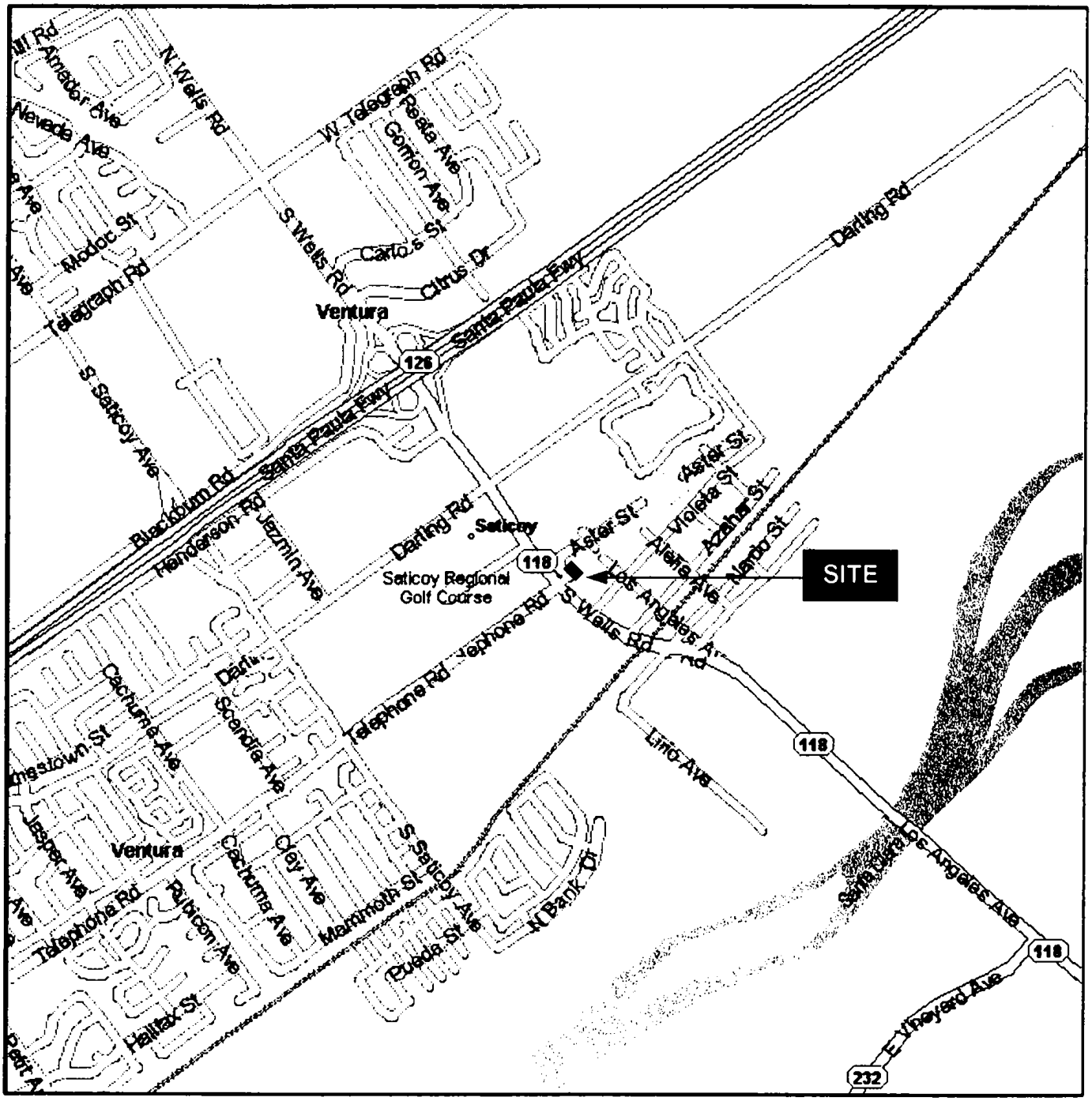
na not analyzed

nc not calculated due to insufficient data

\+ Contaminant concentration increased from last quarterly monitoring event

\- Contaminant concentration decreased from last quarterly monitoring event

Complete analytical results and chain of custody documentation are included in Appendix C.



SCALE: 1" = 2300'

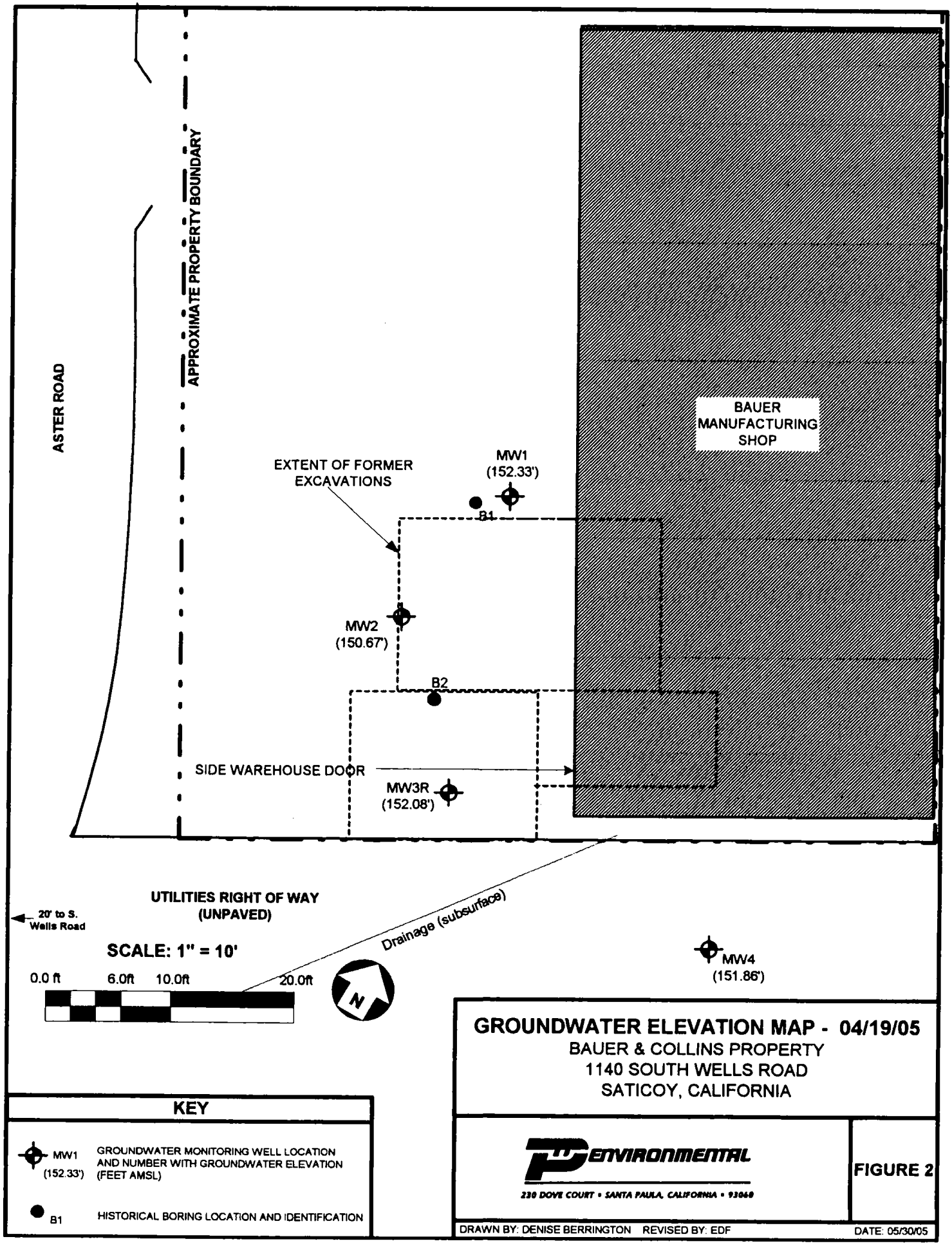
0in. 1380 2300 4600 ft

N

SITE LOCATION MAP
BAUER & COLLINS PROPERTY
1140 SOUTH WELLS ROAD
SATICOY, CALIFORNIA

PENVIRONMENTAL
230 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

FIGURE 1



KEY

MW1 (152.33') — GROUNDWATER MONITORING WELL LOCATION AND NUMBER WITH GROUNDWATER ELEVATION (FEET AMSL)

B1 — HISTORICAL BORING LOCATION AND IDENTIFICATION

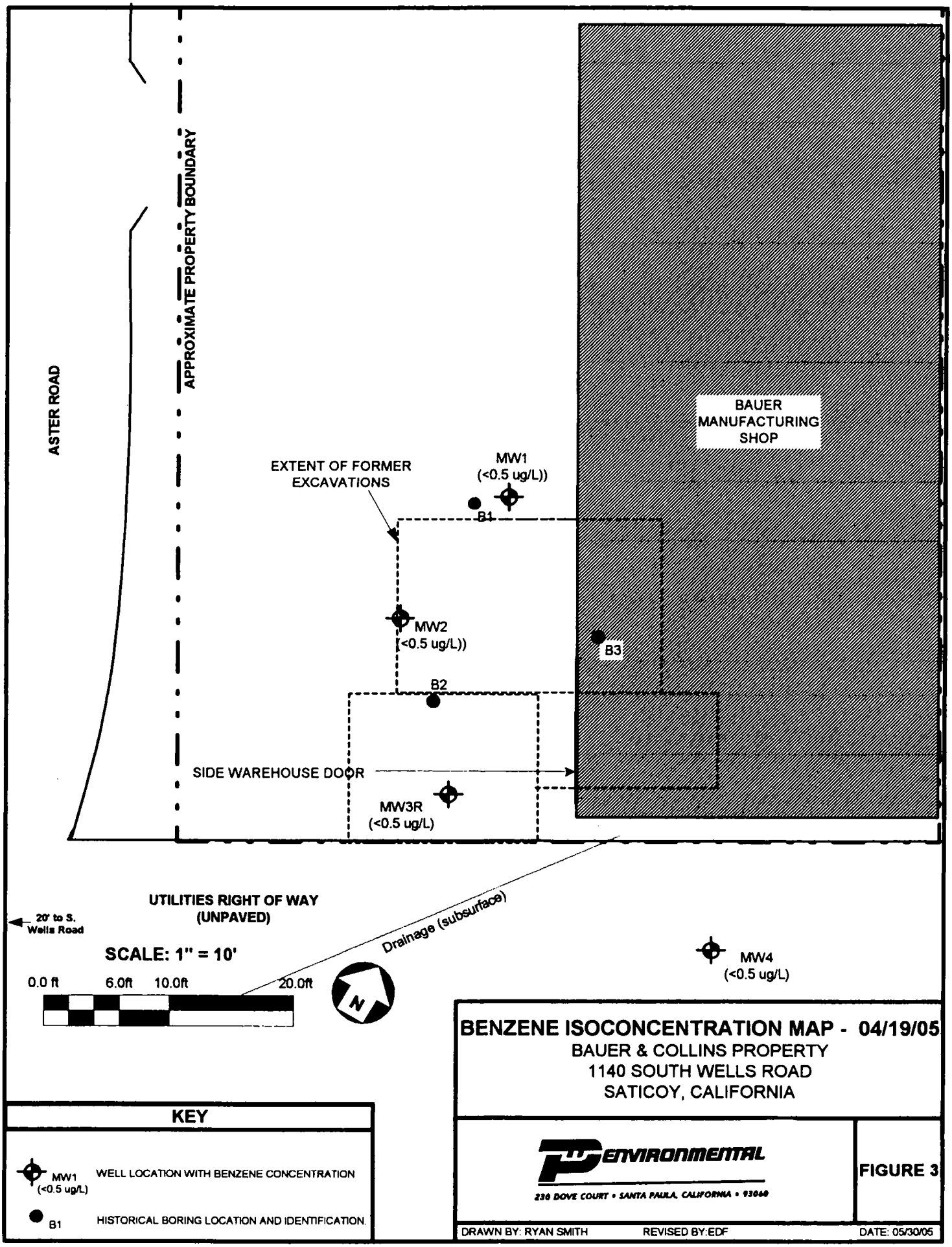
GROUNDWATER ELEVATION MAP - 04/19/05

BAUER & COLLINS PROPERTY
1140 SOUTH WELLS ROAD
SATICOY, CALIFORNIA

PW ENVIRONMENTAL
230 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

FIGURE 2

DRAWN BY: DENISE BERRINGTON REVISED BY: EDF DATE: 05/30/05



BENZENE ISOCONCENTRATION MAP - 04/19/05

BAUER & COLLINS PROPERTY
1140 SOUTH WELLS ROAD
SATICOY, CALIFORNIA

KEY

MW1 (<0.5 ug/L) — WELL LOCATION WITH BENZENE CONCENTRATION

B1 — HISTORICAL BORING LOCATION AND IDENTIFICATION.

PENVIRONMENTAL
230 DOVE COURT • SANTA PAULA, CALIFORNIA • 93060

FIGURE 3

DRAWN BY: RYAN SMITH | REVISED BY:EDF | DATE: 05/30/05

APPENDIX A

SITE DESCRIPTION, BACKGROUND, AND GROUNDWATER SAMPLING PROTOCOL

SITE DESCRIPTION

The Bauer and Collins site is located at 1140 South Wells Road, east of the intersection of Aster Road and South Wells Road in Saticoy (Figure 1). The rectangular site is located in an area of mixed residential/commercial use and is bound by: residences to the north and east; an unpaved easement road and storm drainage channel to the south; and Aster Road to the west. The eastern two-thirds of the property is occupied by a single-story building that formerly operated as a commercial/retail awning construction and repair business. The western third of the property contains a paved area used for parking (Figure 2). The site is generally flat with a gentle surface gradient to the southwest.

SITE BACKGROUND

On October 11, 2001, PW Environmental (PW) removed one 550-gallon gasoline underground storage tank (UST; located adjacent to the west side of the building, near the southernmost building entrance) and associated plumbing from the site. During excavation activities, strong hydrocarbon odors and staining were observed in soil below and adjacent to the base of the UST. Laboratory analytical results for soil samples collected from the UST excavation indicated the presence of elevated concentrations of total petroleum hydrocarbons as gasoline (TPH-G) up to 1,800 milligrams per Kilogram (mg/kg) at 5 feet below ground surface (bgs) and total lead ranging from 16 to 20 mg/kg.

Based on site information and observed site conditions, the County of Ventura Environmental Health Division, Leaking Underground Fuel Tank Program (EHD) issued a letter dated January 30, 2002, requiring a preliminary site assessment be conducted to determine the extent of hydrocarbon contamination in the vicinity of the former UST. In response, PW prepared a *Soil and Groundwater Assessment Workplan* dated February 12, 2002. EHD approved this workplan in a letter dated March 8, 2002.

On May 1, 2002, three Geoprobe® soil borings (B1, B2 and B3) were advanced. PW was on site to collect and document soil and groundwater samples from each of the borings. At 5 feet bgs in the boring adjacent to the UST excavation, TPH-G was detected at 540 mg/kg and total lead ranged from non detect to 17 mg/kg. The results of this phase of investigation were presented in PW's *Soil and Groundwater Assessment Report*, dated June 27, 2002.

Based on the information presented in the June 27, 2002 report, EHD issued a letter, dated July 26, 2002, requiring the submittal of a workplan to verify the contamination identified at the site during the initial investigation, and preparation and submittal of a site-specific, Site Conceptual Model (SCM). PW submitted an *Additional Soil and Groundwater Assessment Workplan*, dated August 8, 2002. The workplan was conditionally approved by EHD in a letter dated October 4, 2002.

On January 21, 2003, four hollow stem auger soil borings were advanced in the vicinity of the former UST. The borings were completed as 2-inch diameter groundwater monitoring wells (MW1, MW2, MW3, and MW4). Laboratory analytical results reported for the soil samples

collected during well installation activities indicate that concentrations of TPH-G, ethylbenzene, and total xylenes exceeding minimum detection limits are present in site soil. Laboratory analytical results for the groundwater samples indicate the presence of dissolved lead, 1,2-dichloroethane (EDC), and TPH-G in the groundwater. The contaminant concentrations reported for the samples did not exceed State water standards action levels, or maximum contaminant levels, with the exception of EDC detected in the well down gradient of the former UST at a concentration of 5.3 micrograms per liter (µg/L). Based on the information generated during the additional soil and groundwater assessment and SCM, it appeared that minor soil and groundwater contamination existed beneath the site. Because the soil and groundwater contaminant plume had not been fully assessed in the lateral and vertical dimensions and active irrigation wells are located down gradient of the site, PW recommended drilling Geoprobe borings to further delineate the lateral extent of soil contamination, conduct site remediation by source removal, and continue quarterly groundwater monitoring. The work performed and findings were presented in PW's *Additional Soil and Groundwater Assessment Report*, dated March 10, 2003, and *Site Conceptual Model*, dated April 24, 2003. In response, EHD issued letters dated March 25 and June 20, 2003, accepting the results of the soil and groundwater assessment and SCM conducted, and required continued quarterly monitoring for the site. The letters also stated that data collected from consecutive quarterly monitoring events would support the consideration for low-risk closure.

Based on four quarters of groundwater monitoring data, EHD issued a letter dated January 8, 2004, notifying the RP that the site was to be evaluated for low-risk closure eligibility. The letter further stated that until concurrence from the Regional Water Quality Control Board is received, the quarterly groundwater monitoring program is to continue at the site. In a subsequent letter dated March 30, 2004, EHD directed that corrective action be performed in the source area to remove the residual hydrocarbon mass in the soil to be further protective of groundwater and of the nearby public supply wells located down-gradient of the source area. Until completion of the corrective action, EHD directed that the existing quarterly monitoring program continue at the site. In response, PW prepared *Corrective Action Plan* (CAP), dated May 24, 2004. The proposed workscope consist of: 1) conducting a limited hand auger assessment in areas adjacent to MW3 and in the former UST excavation pit to evaluate the required extent of the excavations to remove source soil; 2) completion of the remedial excavation using slot-cut method pending results from laboratory analytical results from the hand auger assessment; and, 3) collection of verification soil samples and submittal to a State-certified analytical laboratory for testing.

In a letter dated June 21, 2004, EHD approved the proposed workscope with these conditions: 1) eliminate hand auger borings and associated soil sampling; 2) extend excavation depths to nine feet below ground surface; 3) abandon well MW3 and excavate impacted soil surrounding the well; 4) following excavation activities, replace monitoring well MW3 in the immediate area for future groundwater monitoring; 5) modification to the dewatering plan to include direct dewatering if appropriate; 6) modified soil sampling plan for excavation areas; and, 7) perform two additional quarters of groundwater monitoring and sampling following completion of excavation activities. On August 26, 2004, PW abandoned groundwater monitoring well MW3. On September 10, 2004, PW initiated excavation activities in the vicinity of former monitoring well MW3. Based on field observations, additional soil removal was warranted. PW provided

the preliminary findings to EHD in *Remedial Excavation Preliminary Findings* report, dated September 23, 2004, and proposed extending the excavation. EHD approved the modified workscope except for extending the excavation to the east as proposed. From October 7 through 26, 2004, PW implemented the modified workscope and provided EHD with preliminary findings in a correspondence dated October 29, 2004. Based on the findings, PW recommended that residual soil, with elevated TPH-G concentrations (2,200 mg/kg) be removed. EHD approved additional soil removal in their correspondence dated November 3, 2004. PW initiated the modified workscope on November 16, 2004. Laboratory analytical results indicated TPH-G concentrations up to 1,200 mg/kg from the southern and eastern walls of the excavation at 6 feet bgs. Preliminary findings of the fieldwork were submitted to EHD in a facsimile on November 24, 2004, and discussed during a telephone conversation on November 29, 2004. PW prepared *Additional Remedial Excavation Work* letter report, dated November 30, 2004, proposing to excavate additional soil. In a facsimile and letter dated December 1 and 3, 2004, respectively, EHD approved the modified workscope.

On December 3, 2004, following completion of excavation activities outside the structure, PW proceeded with the installation of one groundwater monitoring well in the location of former well MW3 (MW3R). During the period of December 6 through 9, 2004, PW proceeded to complete the modified workscope approved by EHD. Confirmation soil samples collected on December 6, 2004, indicated non-detectable or concentrations of TPH-G below EHD cleanup levels established for the site (300 mg/kg). PW provided the preliminary findings to EHD in a facsimile dated December 7, 2004, indicating that the extent of the excavation had been completed. Between December 7 and 9, 2004, PW completed backfill activities and resurfaced inside the structure with concrete. PW's findings were presented in the *Remedial Excavation Report*, dated January 25, 2005. Three quarterly groundwater monitoring events have been performed since the completion of remedial activities at the site. Based on the findings from the first quarter 2005 monitoring event, PW recommended that the site be considered for low-risk closure. A response from EHD is pending.

GROUNDWATER SAMPLING PROTOCOL

Quarterly monitoring activity at the Bauer and Collins Property includes monitoring and sampling four site wells (MW1 through MW4). The following procedure details the routine purging and sampling of groundwater monitoring wells. These activities are based on the *California Water Well Standards*, Local Oversight Agency (LOP) regulations and directives, and experience.

1. All pump/bailer components are steam-cleaned, or washed in ALCONOX® cleaner, or equivalent, before and between development and purging of separate wells.

2. Appropriate purge volumes are calculated through the following steps:

    a. Measure depth to groundwater (static groundwater level) using a clean, electronic water-level indicator, interface probe, or equivalent, to the marked datum point on the top of the well casing, recorded to 0.01-foot.

    b. **Measure all site-related wells prior to purging** any of the site wells. If groundwater conditions are known, measure wells from the least to the most impacted. **If product is evident, DO NOT PURGE OR SAMPLE THE WELL.**

    c. If liquid-phase hydrocarbon (free-floating product) is suspected or known, use a product/water interface probe for measurement.

    d. After measuring the depth to water, lower the electronic water-level meter, or a clean tape and plumb bob, to measure and confirm the well depth and sediment that may have settled in the well, if necessary.

    e. Calculate one casing volume using total water depth in well for purging ($\pi r^2 h$ x 7.4805 gallon/ft^3 - with values in feet, where **r** is the radius of the well and **h** is the net feet of water in the well); for initial well development, include annular (well volume) space for volume calculation:

    $$[\{(\pi b^2 h - \pi r^2 h) \times \rho\} + \pi r^2 h] \times 7.4805 \text{ gallon/ft}^3,$$

    where **b** is the borehole radius, and ρ is the assumed porosity of the filter pack (~35%).

3. Prior to sampling, three well volumes (the usual minimum) are purged from each well to ensure that water sampled is representative of the groundwater from the formation. If the well does not "clean up" (NTU acceptable value) to a satisfactory level of 5% or less of suspended material (by Imoff Cone, or NTU value), a surge block should be used to assist with purging. If the well has not be sampled or developed for over one year, the well should be surged and re-developed, as described in paragraph 2e.

4. If a well is pumped dry, a representative sample can be colleted: 1) once the water level recovers to 80 percent of the initial water column measured in the well, or 2) after 2

hours, whichever occurs first. Surging the well may be necessary to stimulate flow in fine-grained soils.

5. Development/purge water is stored in **labeled** D.O.T. 55-gallon drums, or other appropriate container, and retained on site until the proper disposal method is approved. Non-detect purged waters may remain on site to evaporate, used for landscape irrigation, dust control, or other uses as approved by LOP.

6. Use a pre-cleaned disposable bailer, dedicated bailer, or a cleaned, re-usable Teflon® bailer, for sampling. With the depth to water measured, the bailer is lowered slowly into the well so that only one-half of the bailer enters the groundwater. This allows for inspection/ observation of the groundwater surface upon retrieval.

7. Groundwater samples are immediately transferred from the bailer, through a bottom-emptying valve, into 40 ml VOA sampling bottles. At least three VOA bottles are filled per well, with preservatives, as directed or required, and sealed with Teflon-septa cap. VOAs should be filled until the water develops a positive meniscus. Fill VOAs first, then the remaining plastic or amber bottles (for lead, diesel analyses).

8. A laboratory-supplied **trip blank** must accompany every sample container. VOAs must be immediately placed in a cooler chilled to approximately 4°C, for transport to the state-certified analytical laboratory. A protected travel thermometer may also be placed in the chilled cooler to verify temperature. Samples are usually delivered to the state-certified laboratory on the same day as collected or within 24-hours of sampling.

9. A Chain-of-Custody (COC) form that documents the time, date, analytical methods, and responsible person during each step of the transportation process accompanies samples. The COC is completed in the field.

10. Groundwater-sample containers are clearly labeled to show: a unique project identifier; well number; sample sequence (if applicable); time and date sampled; added preservative; analytical methods (if space allows); and sampler's initials. An indelible non-water soluble marking pen is used to label all containers.

11. Should problems develop regarding this protocol, field operations, or sampling conditions, the Project Manager is immediately notified.

13. Specifically, the groundwater samples collected from the site wells are analyzed for:

    a. Total petroleum hydrocarbons as gasoline using EPA Method 8015M

    b. Benzene, toluene, ethylbenzene, total xylenes (BTEX), methyl tertiary-butyl ether (MtBE), tertiary-butyl alcohol (tBA), tertiary-amyl methyl ether (tAME), di-isopropyl ether (DIPE), and ethyl tertiary-butyl ether (EtBE) by EPA Method 8260B.

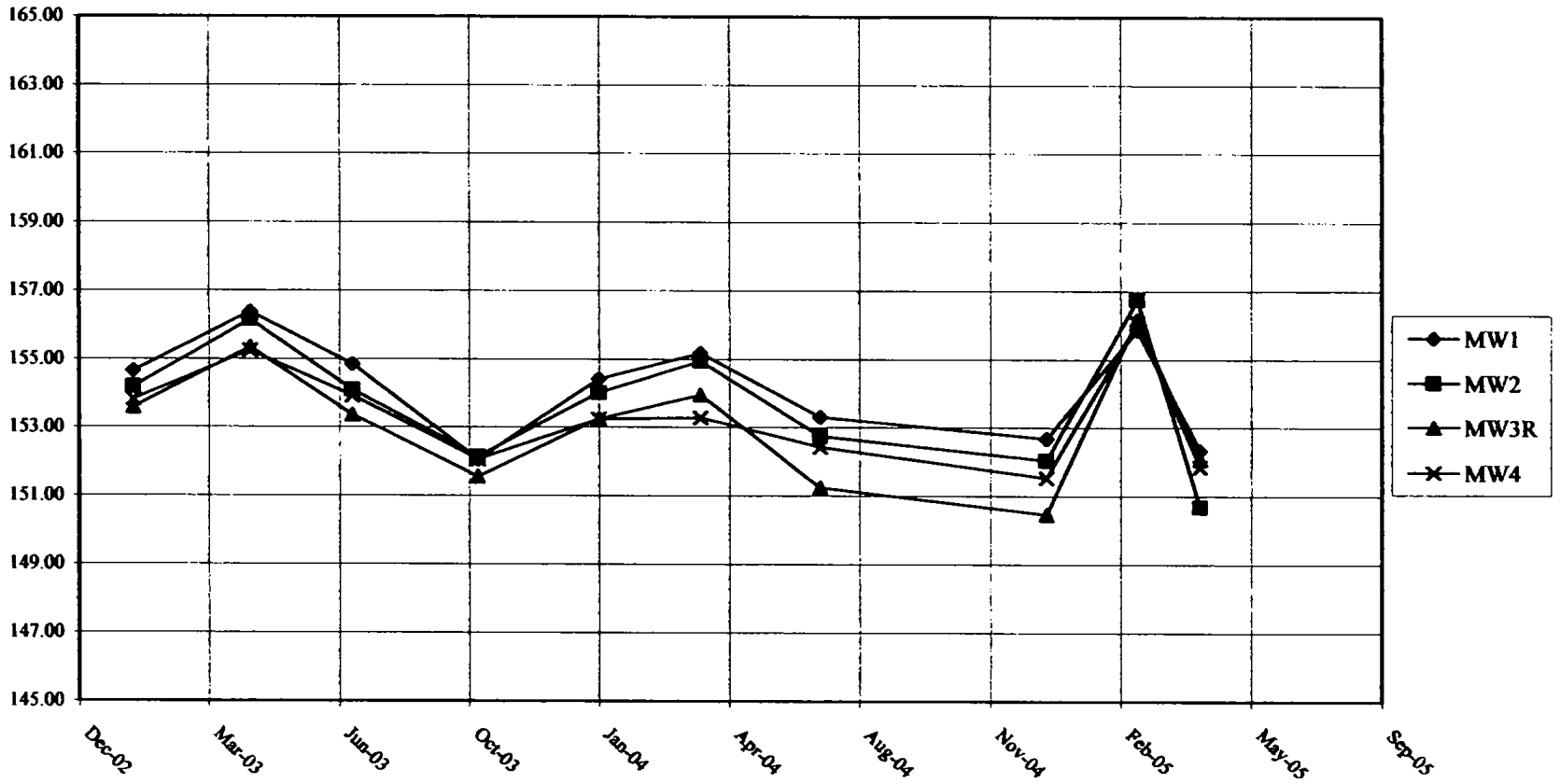
c. The duplicate sample and trip blank were submitted and analyzed for BTEX, MtBE, tBA, tAME, DIPE, and EtBE by EPA Method 8260B.

APPENDIX B

DATA GRAPHS

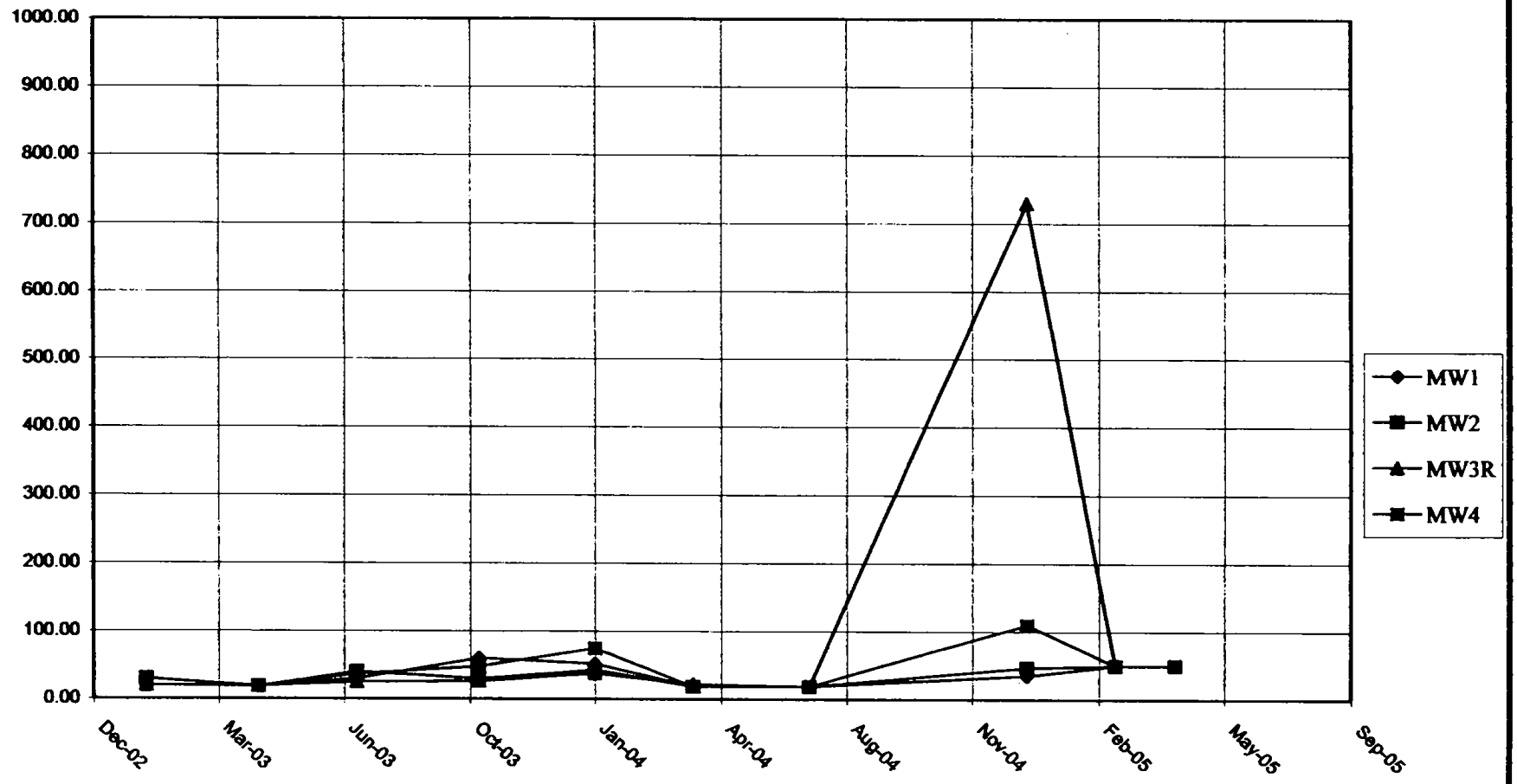
GRAPH 1

HISTORICAL GROUNDWATER ELEVATIONS; WELLS MW1 - MW4
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033



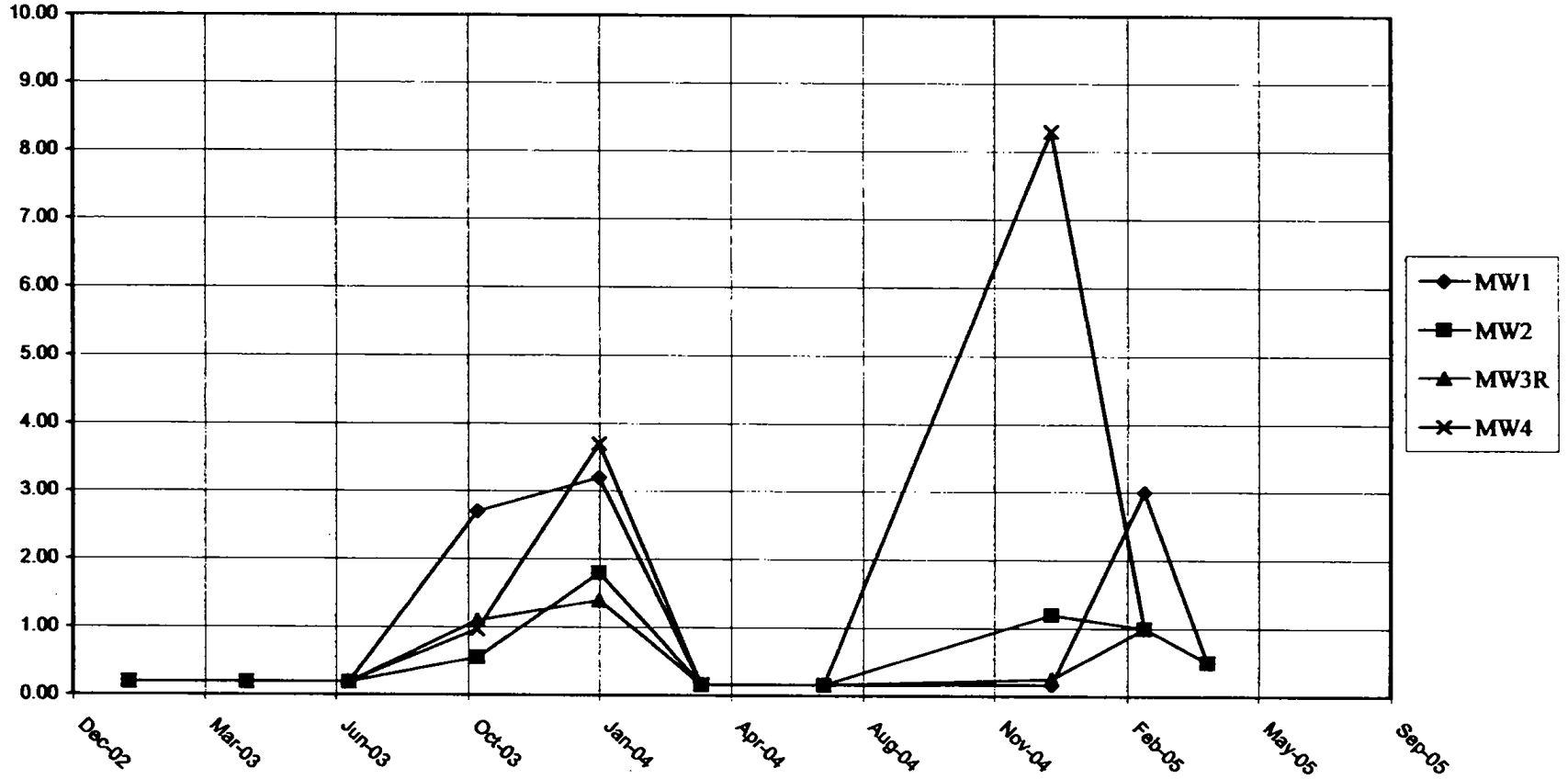
GRAPH 2

TPH-G CONCENTRATION CURVE; WELLS MW1-MW4
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033



GRAPH 3

BENZENE CONCENTRATION CURVE; WELLS MW1-MW4
BAUER & COLLINS PROPERTY, SATICOY
EHD SITE #C01033



APPENDIX C

MONITORING WELL FIELD DATA

LABORATORY ANALYTICAL RESULTS FOR GROUNDWATER SAMPLES

MONITORING WELL FIELD DATA SHEET

Bauer & Collins Property - 02QM05

VCEHD EHD Number: 1033

Date Measured and Purged: 04/19/05

Date Sampled: 04/19/05

Well Number	MW1	MW2	MW3R	MW4								
Time Measured	10:41	10:58	11:19	11:42								
Well Casing Elevation (feet 0.01)	155.95	155.82	155.73	156.26								
Depth to Water (feet 0.01)	3.62	5.15	3.65	4.40								
Water Elevation (feet 0.01)	**152.33**	**150.67**	**152.08**	**151.86**								
Depth of Well (feet 0.01)	18.00	20.00	18.00	18.00								
Feet of Water in Well (feet 0.01)	**14.38**	**14.85**	**14.35**	**13.60**								
Well Diameter (inches; default 4")	2	2	2	2								
Calculated One BoringVolume (gal.)	2.59	2.67	2.58	2.45								
Three Well Volumes (gal.)	8	8	8	7								
Depth to Water after Purge	7.50	5.15	3.65	5.35								
pH (before/after)	6.29/7.05	7.72/7.02	7.37/7.41	7.11/7.05								
Electric Conductivity (E.C.; mmhos/cm@ 25C) (before/after)	5.11/5.08	2.19/5.35	3.07/2.75	4.02/4.23								
Temperature (°C) (before/after)	19.6/19.9	20.4/20.3	20.1/19.0	19.5/19.2								
Turbidity (NTU; before/after)	177/318	37/346	135/8	124/129								
Free-Floating Product (ffp), Thickness (0.00 ft), Sheen, Odor, etc.	NONE	NONE	NONE	NONE								
Approximate Volume Purged (gal.)	8.0	8.0	9.0	7.0								
Sampled and Analyzed? (yes/no)	YES	YES	YES	YES								
Time of Sampling (same as COC)	12:01	12:22	12:32	12:40								

Total Produced Water (gal.): **32.0** Duplicate Sample from: MW3R

NOTES: *(include wellhead condition, additional well, data collection information)*

Samples received and analyzed by: **Columbia Analytical Services**

nc = not calculated

4" well = 0.65 gal./ft 2" well = 0.17 gal./ft

Dispose of water by: **07/18/05**

POSITIVE
LAB SERVICE

781 East Washington Blvd., Los Angeles, CA 90021
(213) 745-5312 FAX (213) 745-6372

April 29, 2005

Mr. Robert Orlando
PW Environmental
230 Dove Court
Santa Paula, CA 93060

Report No.: 5040096
Project Name: .

Dear Mr. Robert Orlando,

This report contains the analytical results for the sample(s) received under chain of custody(s) by Positive Lab Service on April 21, 2005.

The test results in this report are performed in compliance with ELAP accreditation requirements for the certified parameters. Any anomolies are noted in the case narrative. Case narrative is an integral part of the report. The laboratory report may not be produced, except in full, without the written approval of the laboratory.

The issuance of the final Certificate of Analysis takes precedence over any previous Preliminary Report. Preliminary data should not be used for regulatory purposes. Authorized signature(s) is provided on final report only.

If you have any questions in reference to this report, please contact your Positive Lab Service coordinator.

Project Manager

POSITIVE LAB SERVICE

781 East Washington Blvd., Los Angeles, CA 90021
(213) 745-5312 FAX (213) 745-6372

Certificate of Analysis

PW Environmental
230 Dove Court
Santa Paula, CA 93060

Attn: Mr. Robert Orlando Phone: (805) 656-4677 FAX:(805) 525-2896

File #:73360
Reported: 04/29/05 10:21
Submitted: 04/21/05
PLS Report No.: 5040096

Project: . Bauer Property PO# 1286-LAB-9826

Sample ID: MW1 Water (5040096-01) Sampled:04/19/05 12:01 Received:04/21/05 15:15

Analyte	Results	Flag	D.F.	Units	MDL	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Benzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Toluene	**1.44**		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethylbenzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Xylenes (total)	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Methyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Di-isopropyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-amyl methyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-butyl alcohol	ND		1	ug/l	0.500	5.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Surrogate: Dibromofluoromethane	*106 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: Toluene-d8	*96.7 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: 4-Bromofluorobenzene	*102 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Gasoline	ND		1	ug/l	50.0	100	EPA 5030B	EPA 8015B	04/28/05	04/28/05	mb	BD52802
Surrogate: a,a,a-Trifluorotoluene	*96.0 %*			*42-160*			*EPA 5030B*	*EPA 8015B*	*04/28/05*	*04/28/05*	*mb*	*BD52802*

Sample ID: MW2 Water (5040096-02) Sampled:04/19/05 00:00 Received:04/21/05 15:15

Analyte	Results	Flag	D.F.	Units	MDL	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Benzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Toluene	**1.63**		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethylbenzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Xylenes (total)	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Methyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Di-isopropyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-amyl methyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-butyl alcohol	ND		1	ug/l	0.500	5.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Surrogate: Dibromofluoromethane	*104 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: Toluene-d8	*98.7 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: 4-Bromofluorobenzene	*108 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Gasoline	ND		1	ug/l	50.0	100	EPA 5030B	EPA 8015B	04/28/05	04/28/05	mb	BD52802
Surrogate: a,a,a-Trifluorotoluene	*95.3 %*			*42-160*			*EPA 5030B*	*EPA 8015B*	*04/28/05*	*04/28/05*	*mb*	*BD52802*

Sample ID: MW3R Water (5040096-03) Sampled:04/19/05 00:00 Received:04/21/05 15:15

Analyte	Results	Flag	D.F.	Units	MDL	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Benzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Toluene	**2.78**		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethylbenzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Xylenes (total)	**0.570**	J	1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Methyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Di-isopropyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803

POSITIVE LAB SERVICE

781 East Washington Blvd., Los Angeles, CA 90021
(213) 745-5312 FAX (213) 745-6372

Certificate of Analysis

PW Environmental
230 Dove Court
Santa Paula, CA 93060

File #:73360
Reported: 04/29/05 10:21
Submitted: 04/21/05
PLS Report No.: 5040096

Attn: Mr. Robert Orlando Phone: (805) 656-4677 FAX:(805) 525-2896

Project: Bauer Property PO# 1286-LAB-9826

Sample ID: MW3R Water (5040096-03) Sampled:04/19/05 00:00 Received:04/21/05 15:15

Analyte	Results	Flag	D.F.	Units	MDL	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Ethyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-amyl methyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-butyl alcohol	**13.2**		1	ug/l	0.500	5.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Surrogate: Dibromofluoromethane	*98.1 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: Toluene-d8	*101 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: 4-Bromofluorobenzene	*107 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Gasoline	ND		1	ug/l	50.0	100	EPA 5030B	EPA 8015B	04/28/05	04/28/05	mb	BD52802
Surrogate: a,a,a-Trifluorotoluene	*93.0 %*			*42-160*			*EPA 5030B*	*EPA 8015B*	*04/28/05*	*04/28/05*	*mb*	*BD52802*

Sample ID: MW4 Water (5040096-04) Sampled:04/19/05 00:00 Received:04/21/05 15:15

Analyte	Results	Flag	D.F.	Units	MDL	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Benzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Toluene	**1.81**		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethylbenzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Xylenes (total)	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Methyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Di-isopropyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-amyl methyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-butyl alcohol	ND		1	ug/l	0.500	5.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Surrogate: Dibromofluoromethane	*103 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: Toluene-d8	*96.5 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: 4-Bromofluorobenzene	*100 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Gasoline	ND		1	ug/l	50.0	100	EPA 5030B	EPA 8015B	04/28/05	04/28/05	mb	BD52802
Surrogate: a,a,a-Trifluorotoluene	*95.0 %*			*42-160*			*EPA 5030B*	*EPA 8015B*	*04/28/05*	*04/28/05*	*mb*	*BD52802*

Sample ID: DUP Water (5040096-05) Sampled:04/19/05 00:00 Received:04/21/05 15:15

Analyte	Results	Flag	D.F.	Units	MDL	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Benzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Toluene	**2.18**		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethylbenzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Xylenes (total)	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Methyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Di-isopropyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-amyl methyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-butyl alcohol	**12.7**		1	ug/l	0.500	5.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Surrogate: Dibromofluoromethane	*99.6 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: Toluene-d8	*96.7 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: 4-Bromofluorobenzene	*106 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*

Sample ID: QCTB Water (5040096-06) Sampled:04/19/05 00:00 Received:04/21/05 15:15

POSITIVE LAB SERVICE

781 East Washington Blvd., Los Angeles, CA 90021
(213) 745-5312 FAX (213) 745-6372

Certificate of Analysis

PW Environmental
230 Dove Court
Santa Paula, CA 93060

File #:73360
Reported: 04/29/05 10:21
Submitted: 04/21/05
PLS Report No.: 5040096

Attn: Mr. Robert Orlando Phone: (805) 656-4677 FAX:(805) 525-2896

Project: . Bauer Property PO# 1286-LAB-9826

Sample ID: QCTB Water (5040096-06) Sampled:04/19/05 00:00 Received:04/21/05 15:15

Analyte	Results	Flag	D.F.	Units	MDL	PQL	Prep/Test Method		Prepared	Analyzed	By	Batch
Benzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Toluene	**1.64**		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethylbenzene	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Xylenes (total)	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Methyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Di-Isopropyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Ethyl tert-butyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-amyl methyl ether	ND		1	ug/l	0.500	1.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Tert-butyl alcohol	ND		1	ug/l	0.500	5.00	EPA 5030B	EPA 8260B	04/25/05	04/25/05	ai	BD52803
Surrogate: Dibromofluoromethane	*96.5 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: Toluene-d8	*96.7 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*
Surrogate: 4-Bromofluorobenzene	*106 %*			*80-120*			*EPA 5030B*	*EPA 8260B*	*04/25/05*	*04/25/05*	*ai*	*BD52803*

POSITIVE LAB SERVICE

781 East Washington Blvd., Los Angeles, CA 90021
(213) 745-5312 FAX (213) 745-6372

Certificate of Analysis

PW Environmental
230 Dove Court
Santa Paula, CA 93060

File #:73360
Reported: 05/05/05 15:47
Submitted: 04/21/05
PLS Report No.: 5040096

Attn: Mr. Robert Orlando Phone: (805) 656-4677 FAX:(805) 525-2896

Project: . Bauer Property PO# 1286-LAB-9826

Quality Control Data

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch BD52802 - EPA 5030B										
Blank Prepared & Analyzed: 04/28/05										
Gasoline	ND	100	ug/l							
Surrogate: a,a,a-Trifluorotoluene	*27.6*		ug/l	*30.0*		*92.0*	*42-160*			
LCS Prepared & Analyzed: 04/28/05										
Gasoline	861	100	ug/l	910		94.6	64-130			
LCS Dup Prepared & Analyzed: 04/28/05										
Gasoline	925	100	ug/l	910		102	64-130	7.53	20	
Matrix Spike Source: 5040104-01 Prepared & Analyzed: 04/28/05										
Gasoline	829	100	ug/l	910	ND	91.1	54-133			
Matrix Spike Dup Source: 5040104-01 Prepared & Analyzed: 04/28/05										
Gasoline	763	100	ug/l	910	ND	83.8	54-133	8.35	20	
Batch BD52803 - EPA 5030B										
Blank Prepared & Analyzed: 04/25/05										
Benzene	ND	1.00	ug/l							
Toluene	ND	1.00	ug/l							
Ethylbenzene	ND	1.00	ug/l							
Xylenes (total)	ND	1.00	ug/l							
Methyl tert-butyl ether	ND	1.00	ug/l							
Di-isopropyl ether	ND	1.00	ug/l							
Ethyl tert-butyl ether	ND	1.00	ug/l							
Tert-amyl methyl ether	ND	1.00	ug/l							
Tert-butyl alcohol	ND	5.00	ug/l							
Surrogate: Dibromofluoromethane	*8.69*		ug/l	*10.0*		*86.9*	*80-120*			
Surrogate: Toluene-d8	*9.57*		ug/l	*10.0*		*95.7*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*11.0*		ug/l	*10.0*		*110*	*80-120*			
LCS Prepared & Analyzed: 04/25/05										
Benzene	20.5	1.00	ug/l	20.0		102	79-124			
Toluene	21.2	1.00	ug/l	20.0		106	77-129			
Methyl tert-butyl ether	20.3	1.00	ug/l	20.0		102	57-140			
1,1-Dichloroethene	16.7	1.00	ug/l	20.0		83.5	55-136			
Surrogate: Dibromofluoromethane	*9.15*		ug/l	*10.0*		*91.5*	*80-120*			
Surrogate: Toluene-d8	*9.54*		ug/l	*10.0*		*95.4*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*10.7*		ug/l	*10.0*		*107*	*80-120*			
Trichloroethene	21.4	1.00	ug/l	20.0		107	77-129			
Chlorobenzene	22.0	1.00	ug/l	20.0		110	82-122			
Matrix Spike Source: 5040096-05 Prepared & Analyzed: 04/25/05										
Benzene	21.4	1.00	ug/l	20.0	ND	107	73-136			
Toluene	20.9	1.00	ug/l	20.0	2.18	93.6	71-142			
1,1-Dichloroethene	23.8	1.00	ug/l	20.0	ND	119	50-154			
Surrogate: Dibromofluoromethane	*11.4*		ug/l	*10.0*		*114*	*80-120*			

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(213) 745-5312 FAX (213) 745-6372

Certificate of Analysis

PW Environmental
230 Dove Court
Santa Paula, CA 93060

Attn: Mr. Robert Orlando Phone: (805) 656-4677 FAX:(805) 525-2896

File #:73360
Reported: 05/05/05 15:47
Submitted: 04/21/05
PLS Report No.: 5040096

Project: . Bauer Property PO# 1286-LAB-9826

Quality Control Data

Analyte	Result	RL	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Qualifier
Batch BD52803 - EPA 5030B										
Surrogate: Toluene-d8	*9.30*		ug/l	*10.0*		*93.0*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*10.8*		ug/l	*10.0*		*108*	*80-120*			
Trichloroethene	21.7	1.00	ug/l	20.0	ND	108	71-142			
Chlorobenzene	20.7	1.00	ug/l	20.0	ND	104	77-131			
Matrix Spike Dup Source: 5040096-05 Prepared & Analyzed: 04/25/05										
Benzene	19.7	1.00	ug/l	20.0	ND	98.5	73-136	8.27	20	
Toluene	21.6	1.00	ug/l	20.0	2.18	97.1	71-142	3.67	20	
1,1-Dichloroethene	20.9	1.00	ug/l	20.0	ND	104	50-154	13.5	20	
Surrogate: Dibromofluoromethane	*10.6*		ug/l	*10.0*		*106*	*80-120*			
Surrogate: Toluene-d8	*10.1*		ug/l	*10.0*		*101*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*10.7*		ug/l	*10.0*		*107*	*80-120*			
Trichloroethene	19.5	1.00	ug/l	20.0	ND	97.5	71-142	10.2	20	
Chlorobenzene	19.4	1.00	ug/l	20.0	ND	97.0	77-131	6.97	20	

Notes and Definitions

NA	Not Applicable
ND	Analyte NOT DETECTED at or above the detection limit
NR	Not Reported
MDL	Method Detection Limit
PQL (RL)	Practical Quantitation Limit (RL)

Environmental Laboratory Accreditation Program Certificate No. 1131, Mobile Lab No. 2534, LACSD No. 10138

Authorized Signature(s)

SD40096

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CHAIN OF CUSTODY RECORD

PROJECT NAME: Bauer Property 2Qmo5

PROJECT ADDRESS: 1140 South Wells Road Saticoy CA

PROJECT MANAGER: Robert Orlando

SAMPLER SIGNATURE: [signature]

P.O. #: ~~453-1AB-7825~~ 1286-1AB-9826

Lab: Positive

ANALYSIS REQUESTED

SAMPLE ID	SAMPLE LOCATION	DEPTH	DATE	TIME	SAMPLE MATRIX	NUMBER OF CONTAINERS	Pres (Ice)/Dry/(HCl)/None	TPH-G 8015M	TPH-D 8015M	TPH-D Low Level 8015M	TPH-O 8015M	TPH-Char. 8015M FC	BTEX, OXYG, ~~EDB~~, ~~EDC~~ 8260B	FULL VOCs w/Oxygenates 8260B	Lead Total /Dissolved 6010/6020/7421	STLC	TCLP	Metals: CAM 17 PP13	Ethanol/Methanol 8015B	Ethanol 8260B	TPHG/BTEX/OXYG/EOH 8260B	TPHG/BTEX/MTBE (Carb 410-T03)	Lab Filter	TAT: RUSH 24-HR 48 HR 72HR (STD)	PID Reading, Odor, Staining, Other TAT, etc.
mw 1	Monitoring Well #1	NA	4/19/05	12:01	H2O	5	X	X					X												
mw 2	#2	↓	↓		↓	↓	↓	↓					↓												
mw 3R	#3	↓	↓		↓	↓	↓	↓					↓												
mw 4	#4	↓	↓		↓	↓	↓	↓					↓												
DUP	Duplicate	↓	↓		↓	3	↓						↓												
QCTB	Trip	↓	↓		↓	2	↓						↓												

RELINQUISHED BY: (signature) [signature]	RECEIVED BY: (signature) [signature]	DATE 4-21-05	TIME 1350
RELINQUISHED BY: (signature) [signature]	RECEIVED BY: (signature) [signature]	DATE 4/21/05	TIME 1515

Method of shipment, additional comments:
GLOBAL ID # T0611119792

- [x] USTCF
- [ ] EDF-COELT
- [ ] NONE
- [x] Fax preliminary data ASAP

Required MRLs to: (VCLUFT) | S.B. CO PSD-LUFT | Los Angeles RWQCB | Lahontan RWQCB | Central Coast RWQCB | San Bernardino County FD | KCEHD Kern County | OCHCA Orange County

2°C

APPENDIX D

LIMITATIONS

LIMITATIONS

This report, including all attached exhibits, describes results of all or a portion of PW Environmental's investigation into subsurface conditions at the subject site. The findings and recommendations are based on the application of a variety of scientific and technical disciplines to data developed regarding the subject property. The data was developed by observation, sampling, and gathering of information (both documentary and oral) about the property. Some of this data is subject to change over time. Some of this data is based on information not currently observable or measurable, but recorded by documents or orally reported by individuals. The findings and recommendations are based, in part, on application of sampling techniques. Said techniques inherently involve a risk of overstating or understating the presence or severity of contamination. The findings and recommendations are based also on sampling only for the specific contaminants shown in the laboratory reports. The samples taken were not subjected to testing for every contaminant known to the environmental industry, and every biological and/or chemical condition known to the environmental industry.

PW Environmental is not responsible for the accuracy of data not developed by PW Environmental or its agents or subcontractors. PW Environmental is not responsible for overstating or understating the presence or severity of contamination. PW Environmental is not responsible for failing to test for contaminants or biological/chemical conditions it had no reason to know were of concern at the subject site.

PW Environmental has performed this investigation in a professional manner using that degree of skill and care exercised for similar projects under similar conditions by reputable and competent environmental consultants. No warranty, either expressed or implied, was made. PW Environmental is not responsible for the ramifications caused by the concealment, withholding or failure to disclose of relevant information known to anyone contacted by PW Environmental in connection with its work at the subject site. This report and all field data, notes, laboratory test data on which it is based (hereinafter collectively designated "Information") were prepared by PW Environmental solely for the benefit of PW Environmental's client Mr. John Bauer and Ms. Patti Collins. Mr. John Bauer and Ms. Patti Collins have the legal right to release all or a portion of this Information, in its discretion, to third parties. Said third parties may not have access to all information upon which this report was based, nor access to prior reports, nor to other information developed and not placed in any report (hereinafter collectively designated "Additional Information"). The presence or absence of such Additional Information may materially affect the statement contained in this report. Any use or reliance upon this report of Information by a party other than the Mr. John Bauer and Ms. Patti Collins, therefore, shall be solely at the risk of such third party and without legal recourse against PW Environmental, its employees, officers, or directors, regardless of whether the action in which recovery of damages is sought based upon contract, tort, statute or otherwise.